174.0	0004	0020.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,200 / 718,200
					USE VALUE:	718,200 / 718,200
					ASSESSED:	718,200 / 718,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHANTHAKUMAR SHAKTHI KAMAL
Owner 2:	SAMPATHKUMAR SATHYA PRIYA
Owner 3:	
Street 1:	15 ARNOLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HER HOMES LLC -
Owner 2:	-
Street 1:	5 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3,465 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3465.000	351,400		366,800	718,200
Total Card	0.080	351,400		366,800	718,200
Total Parcel	0.080	351,400		366,800	718,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.59 | /Parcel: 492.5

Legal Description

User Acct 116118

GIS Ref

GIS Ref

Insp Date 10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0004-0020.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,400	0	3,465.	366,800	718,200	718,200	Year End Roll	12/18/2019
2019	101	FV	299,200	0	3,465.	361,500	660,700	660,700	Year End Roll	1/3/2019
2018	101	FV	149,100	0	3,465.	277,700	426,800	426,800	Year End Roll	12/20/2017
2017	101	FV	149,100	0	3,465.	262,000	411,100	411,100	Year End Roll	1/3/2017
2016	101	FV	149,100	0	3,465.	241,000	390,100	390,100	Year End	1/4/2016
2015	101	FV	139,300	0	3,465.	225,300	364,600	364,600	Year End Roll	12/11/2014
2014	101	FV	139,300	0	3,465.	207,500	346,800	346,800	Year End Roll	12/16/2013
2013	101	FV	139,300	0	3,465.	207,500	346,800	346,800		12/13/2012

!13533!

PRINT

Date	Time
12/11/20	03:28:18

LAST REV

Date	Time
03/19/19	15:26:20

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HER HOMES LLC,	72197-1	1	2/4/2019		772,500	No	No		
SAVAGE NOREEN /	70369-47		12/12/2017	Change>Sale	475,000	No	No		
SAVAGE NOREEN,	66109-424		9/22/2015	Convenience	1	No	No		
SAVAGE NOREEN/T	66109-401		9/22/2015	Convenience	1	No	No		
SAVAGE NOREEN	53999-29		12/16/2009	Family	100	No	No		
SIROIS ROBERT J	53759-429		10/30/2009	Family	218,750	No	No		
SIROIS ROBERT J	33850-617		10/18/2001	Family		No	No		
	8739-176		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	658	Heat App	8,000	C				
2/15/2018	175	Dormers	111,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
6/28/2018	Measured	DGM	D Mann
6/27/2018	Permit Visit	DGM	D Mann
10/20/2008	Meas/Inspect	189	PATRIOT
1/17/2000	Inspected	277	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	6									366,765						366,800	

Total AC/HA: 0.07955 | Total SF/SM: 3465 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,765 | Spl Credit | Total: 366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	99512
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368331
Depreciation:	16943
Depreciated Total:	351387

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

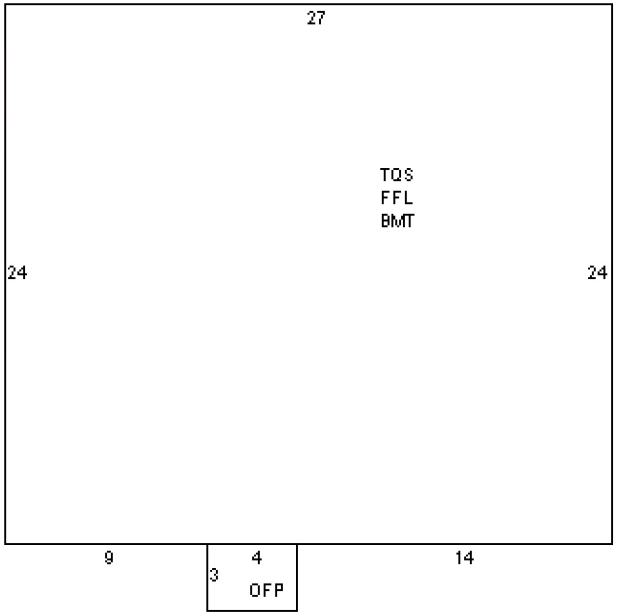
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.61
Special Features:	0	Val/Su Net:	195.88
Final Total:	351400	Val/Su SzAd	309.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	67.070	43,462
FFL	First Floor	648	168.730	109,339
TQS	3/4 Story	486	168.730	82,004
OFP	Open Porch	12	44.000	528

Net Sketched Area:	1,794		Total:	235,333	
Size Ad	1134	Gross Are	1956	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0020.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	